Fill in this information to identify the case:

Debtor 1 Beverly Jean Young

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Virginia

Case number 24-11871-KHK-

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Virginia Housing Development Authority

Court claim no. (if known): 1

Date of payment change:
Must be at least 21 days after date of this notice: 04/01/2025

New total payment:
Principal, interest, and escrow, if any: $2947.34

Last 4 digits of any number you use to identify the debtor's account: 2 7 9 1

Part 1: Escrow Account Payment Adjustment

1. **Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☑ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: $ 1081.52 **New escrow payment: $** 1032.67

Part 2: Mortgage Payment Adjustment

2. **Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☑ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _______% **New interest rate:** _______%

Current principal and interest payment: $ _______ **New principal and interest payment:** $ _______

Part 3: Other Payment Change

3. **Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☑ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (*Court approval may be required before the payment change can take effect.*)

Reason for change:

Current mortgage payment: $ _______ **New mortgage payment: $** _______

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☑ I am the creditor.

☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

✘ /s/Onya Adams
Signature

Date 03/03/2025

Print: Onya Adams
First Name Middle Name Last Name

Bankruptcy Officer
Title

Company Virginia Housing Development Authority

Address 601 S. Belvidere Street
Number Street

P.O. Box 4627
Address 2

Richmond VA 23220
City State ZIP Code

Contact phone 804-343-5766

Onya.Adams@virginiahousing.com
Email

UNITED STATES BANKRUPTCY COURT

Eastern District of Virginia

Chapter 13 No. 24-11871-KHK-

Judge: Klinette H. Kindred

In re:

Beverly Jean Young

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this Notice of Mortgage Payment Change, including all attachments, is being served on or before March 04, 2025 via filing with the US Bankruptcy Court's CM ECF system and/or by mailing a copy of this document by U.S. Postal Service First Class Mail Postage Prepaid.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid.

Beverly Jean Young
1739 Quietree Dr

Reston VA 20194

By U.S. Postal Service First Class Mail Postage Prepaid.

N/A

Debtor's Attorney:

By ECF

Daniel M. Press
Chung & Press, P.C.
6718 Whittier Ave., Suite 200

McLean VA 22101

By ECF

N/A

Trustee:

By ECF

Thomas P. Gorman
Thomas P. Gorman, Chapter 13 Trustee
1414 Prince St. Ste. 202

Alexandria VA 22314

U.S Trustee:

By ECF

Matthew W. Cheney
Office of the US Trustee, Region 4-N
200 Granby Street, Room 625

Norfolk VA 23510

/s/Onya Adams

Bankruptcy Officer
Virginia Housing Development Authority

Virginia Housing
P O BOX 4549
RICHMOND, VA 23220-8549

ANNUAL ESCROW DISCLOSURE STATEMENT
Date Prepared: 02/19/2025
Loan Number: [redacted]
Property Address: 1739 QUIETREE DRIVE
RESTON VA 20194

000197 SP 8010-C01-P00000-I /AB
BEVERLY YOUNG
1739 QUIETREE DRIVE
RESTON VA 20194

CONTACT US
Collections: 1-888-756-8603
Monday - Friday: 8 a.m. to 8 p.m.
Please have your loan number available
Visit us online at virginiahousing.com/managemymortgage

WHY AM I RECEIVING THIS STATEMENT?

Each year Virginia Housing reviews your escrow account to ensure it is properly funded, based on your upcoming real estate taxes and/or insurance premiums. This statement will provide details of all changes in your escrow account which may result in a change to your monthly payment amount.

Your new monthly mortgage payment will be effective April 01, 2025

WHY ARE MY PAYMENTS CHANGING?

Changes to your monthly escrow amounts are common. They're often a result of an increase or decrease to your real estate taxes and/or insurance premiums. This table shows how your escrow mortgage payments are changing.

	Current Payment	New Payment
Principal & Interest	$1,914.67	$1,914.67
Escrow payment	$853.82	$1,032.67
Total payment amount	**$2,768.49**	**$2,947.34**

If your account is setup on automatic draft the amount of your draft will automatically be updated. If your payment is issued by a third party or if you make your payment through a bill pay service, please be sure that your new mortgage payment amount is updated with that service provider.

Total Anticipated Annual Disbursements

	Projected Annual Payment	New Monthly Escrow Amount
MORTGAGE INS	$3,560.52	$296.71
COUNTY TAX	$5,808.44	$484.04
HAZARD INS	$3,023.00	$251.92
Total	**$12,391.96**	**$1,032.67**

To project your annual escrow payments for the coming year, Virginia Housing uses the most recent real estate tax and insurance premium bills received, or information provided to us by your settlement agent or local tax authority. The projected annual amount above when divided by 12 months equals your New Monthly Escrow Payment.

Escrow Lowest Balance

	Lowest Balance Amount
Projected Escrow Lowest Balance for the coming year	-$1,016.92
Required Escrow Lowest Balance	$1,471.91
This difference created a surplus in your escrow account	$546.64

*** Due to the delinquent status of your account, this surplus is not available.

*** The required escrow lowest balance (reserve) is explained on page 2**

Due to the delinquent status of your account, the estimated surplus is not available.

The estimated surplus amount listed above is based on the account being current at the time of the analysis.

Projections for the Coming Year

The following is the projection of activity in your escrow account from 04/2025 through 03/2026. Projected payments from escrow are based on the last insurance and property tax bill Virginia Housing received, or information provided to us by your settlement agent or local tax authority. The required Escrow Account Balance displays the amount that must be on hand as specified by Federal law, State law and your mortgage documents, and may include a cushion of up to 1/6th of your Annual Disbursements.

Month/Year	Projected Payments (+)	Projected Disbursements (-)	Description	Escrow Balance Projected	Escrow Balance Required
			Beginning Balance	**$1,966.46**	**$4,455.29**
April	1,032.67	296.71	FHA RBP INS	2,702.42	5,191.25
May	1,032.67	296.71	FHA RBP INS	3,438.38	5,927.21
June	1,032.67	296.71	FHA RBP INS	4,174.34	6,663.17
July	1,032.67	296.71	FHA RBP INS	4,910.30	7,399.13
July		2,904.22	COUNTY TAX	2,006.08	4,494.91
July		3,023.00	HAZARD INS	1,016.92-	1,471.91
August	1,032.67	296.71	FHA RBP INS	280.96-	2,207.87
September	1,032.67	296.71	FHA RBP INS	455.00	2,943.83
October	1,032.67	296.71	FHA RBP INS	1,190.96	3,679.79
November	1,032.67	296.71	FHA RBP INS	1,926.92	4,415.75
November		2,904.22	COUNTY TAX	977.30-	1,511.53
December	1,032.67	296.71	FHA RBP INS	241.34-	2,247.49
January	1,032.67	296.71	FHA RBP INS	494.62	2,983.45
February	1,032.67	296.71	FHA RBP INS	1,230.58	3,719.41
March	1,032.67	296.71	FHA RBP INS	1,966.54	4,455.37

*Escrow lowest balance (cushion): Under Federal Law your escrow lowest balance should not exceed 1/6 (no more than 2 months) of the total amount of the projected escrow payments, unless your mortgage contract specifies a lower amount.

The projection lowest balance in your escrow account as of 04/01/25 will be -$1,016.92. The allowable lowest balance in your escrow account should be $1,471.91, which is equal to no more than 2 months of projected payments for Insurance and Property taxes. This means you have a surplus of $546.64.

Escrow Account History for the Prior Period

This statement displays actual activity as it occurred in your escrow account during that period. If you have received Account Projections with a prior analysis, they are included here again for comparison.

Month/Year	Payments (+) Projected	Payments (+) Actual		Disbursements (-) Projected	Disbursements (-) Actual		Description	Escrow Balance Projected	Escrow Balance Actual
							Beginning Balance	**$3,982.10**	**$18,847.38-**
November	1,081.52	853.82	*	296.71		*	FHA RBP INS	4,766.91	17,993.5-
November				3,197.31		*	COUNTY TAX	1,569.60	17,993.5-
November					296.71	*	FHA RBP INS	1,569.60	18,290.2-
December	1,081.52	853.82	*	296.71		*	FHA RBP INS	2,354.41	17,436.4-
December					296.71	*	FHA RBP INS	2,354.41	17,733.1-
January	1,081.52	853.82	*	296.71		*	FHA RBP INS	3,139.22	16,879.3-
January					296.71	*	FHA RBP INS	3,139.22	17,176.0-
February	1,081.52	18,654.41	E	296.71		E	FHA RBP INS	3,924.03	1,478.36
February					296.71	*	FHA RBP INS	3,924.03	1,181.65
March	1,081.52	1,081.52	E	296.71	296.71	E	FHA RBP INS	4,708.84	1,966.46
April	1,081.52		*	296.71		*	FHA RBP INS	5,493.65	.00
May	1,081.52		*	296.71		*	FHA RBP INS	6,278.46	.00
June	1,081.52		*	296.71		*	FHA RBP INS	7,063.27	.00
July	1,081.52		*	296.71		*	FHA RBP INS	7,848.08	.00
July				3,197.31		*	COUNTY TAX	4,650.77	.00
July				3,023.00		*	HAZARD INS	1,627.77	.00
August	1,081.52		*	296.71		*	FHA RBP INS	2,412.58	.00
September	1,081.52		*	296.71		*	FHA RBP INS	3,197.39	.00
October	1,081.52		*	296.71		*	FHA RBP INS	3,982.20	.00

E- Indicates scheduled activity that has not occurred yet but is scheduled to as shown

*- Indicates a difference between actual activity and projected activity either in the amount or date

Your monthly mortgage payment for the prior period was $2,768.49, of that $853.82 was applied to escrow.

Projected & Actual Payment Differences

The differences between projected and actual payments to and from your escrow account may create a shortage or a surplus in your account. The most common reasons for differences between your projected escrow lowest balance and the required lowest balance is due to change in real estate taxes and insurance.